



**CITY OF SUNNYVALE
REPORT
Planning Commission Hearing**

November 14, 2005

SUBJECT: **2005-0926:** Application for a 6,500 square-foot site located at **375 Carroll Street** (near E. Iowa Ave) in a DSP-8b (Downtown Specific Plan/Block 8b) Zoning District.

Motion Special Development Permit to allow a second-story addition and a detached garage.

REPORT IN BRIEF

Existing Site Conditions One-story single family home

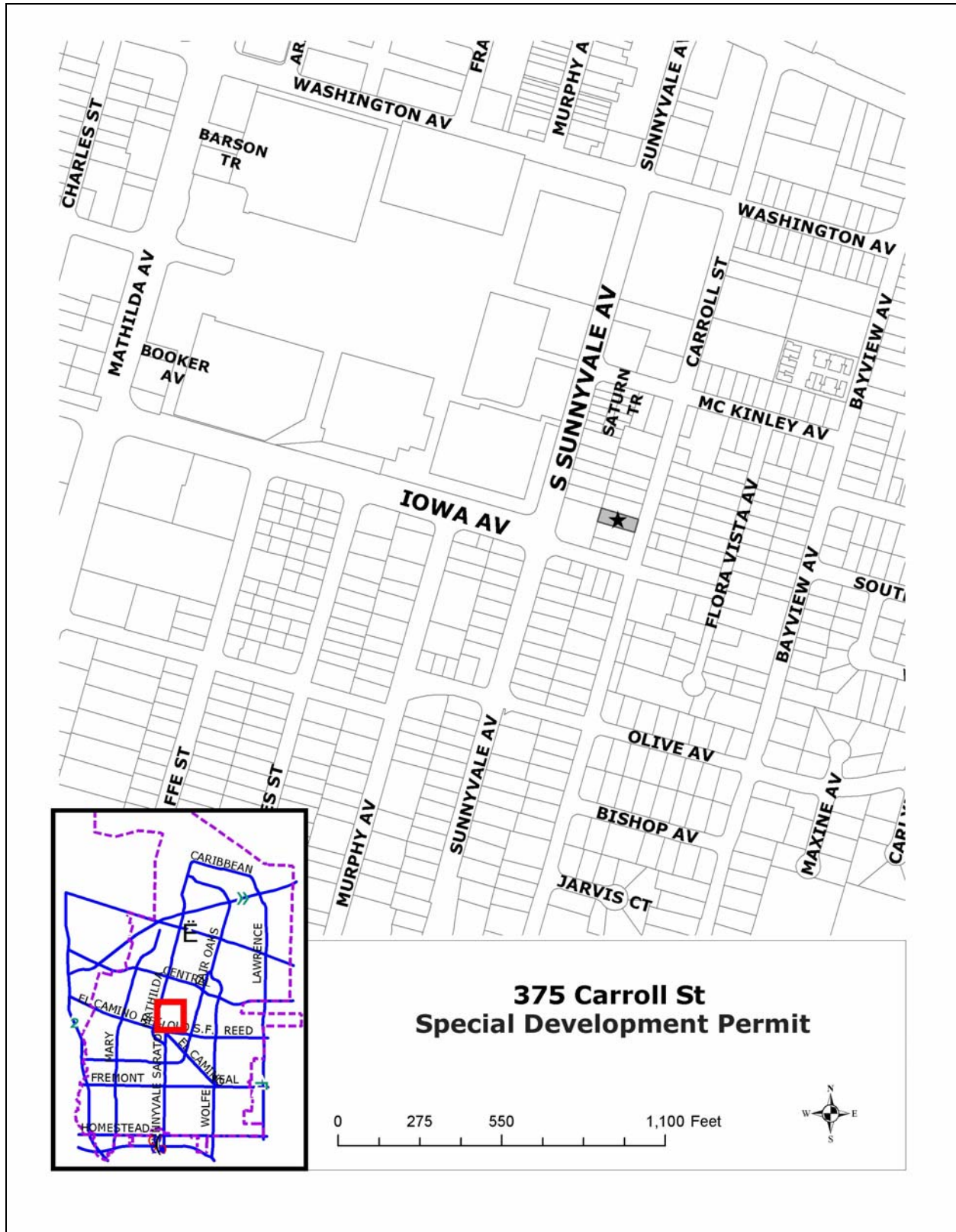
Surrounding Land Uses

North	Single-family Residential
South	Single-family Residential
East	Single-family Residential
West	Multi-family Apartment

Issues Setbacks – rear and side yards for detached garage

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approval with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED*
General Plan	Downtown Specific Plan (DSP)	Same	Downtown Specific Plan (DSP)
Zoning District	DSP Block 8b	Same	DSP Block 8b
Lot Size (s.f.)	6,500	Same	6,000 min.
Gross Floor Area (s.f.)	1 st -story: 1,140 2 nd -story: 0 Garage: 0 Total: 1,140	1 st -story: 1,631 2 nd -story: 960 Garage: 558 Total: 3,287	2,700 max. without PC review
Lot Coverage (%)	18-21%	35.8%	40% max.
Floor Area Ratio (FAR)	20.92%	49.9%	45% max. without PC review
Building Height (ft.)	20	23' 9½"	30 max.
No. of Stories	1	2	2 max.
Setbacks (Facing Property)			
Front (ft.)	1 st -story: 27'	1 st -story: 25' 7" 2 nd -story: 45' 10"	1 st -story: 20 min. 2 nd -story: 25 min.
Left Side (ft.)	1 st -story: 2'	1 st -story: 13' 2 nd -story: 15' 5" Garage: 4'	1 st -story: 4' side min. 12' total both sides 2 nd -story: 7' side min. 18' total both sides.
Right Side (ft.)	1 st -story: 4'	1 st -story: 4' 2 nd -story: 7'	1 st -story: 4 side min. 12 total min. 2 nd -story: 7 side min. 18 total min.
Rear (ft.)	1 st -story: 55'	1 st / 2 nd -story: 49' 5" Garage: 7'	1 st -story: 20 min. 2 nd -story: 20 min.
Parking			
Total Spaces	1	4	2 min.
Covered Spaces	0	2	1 min.
Back-up Distance (ft.)	N/A	24	24 min.
Driveway Width (ft.)	8	10	10 min.



* Single-family dwellings in DSP 8b must comply with lot coverage, setback, floor area ratio and other applicable development standards for the R-0 District.



Starred items indicate deviations from the Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The applicant is proposing an addition to a single-family home for a first and second-story addition and the construction of a two-car garage. The project calls for an increase of 1,124 square feet to the home and a 78 square feet for a covered porch to the existing 1,467 square foot home, and construction of a 558 square feet detached garage. This results in an addition of 1,760 square feet to the property for a resulting total of 3,287 square feet of floor area.

A Special Development Permit (SDP) is required for all new construction located within the Downtown Specific Plan area. The Planning Commission is reviewing this application for a residential addition because Planning Commission approval is needed for all residential applications that propose a total Floor Area Ratio (FAR) greater than 45%. The process for a site located in a standard residential zoning district, would be a Design Review with a Variance. For residential projects in the DSP, the City Municipal Code indicates that *single-family dwellings must comply with lot coverage, setback, floor area ratio and other applicable development standards for the R-0 District* (SMC 19.28.060.c). Deviations from the R-0 District may be considered in a Special Development Permit

Background

The site was the subject of a previous Special Development Permit (2005-0565) for a second-story addition and a detached garage with a second-story accessory living unit. The permit application was denied by the Planning Commission at the August 22, 2005 public hearing. The applicant had requested approval for a 1,345 square foot addition to the residence and the construction of a 700 square foot garage with a 700 square foot accessory living unit.

The primary concern raised by staff and the Planning Commission was the proposed deviations for the side and rear setbacks for the detached garage with the second story accessory living unit above. The detached garage proposed a left side setback of 1-foot where a minimum of 4-feet is required. The proposed rear setback was 4 feet and 10 inches, where the minimum setback is 10 feet for the first story and 20 feet for a second story. Because the Planning

Commission was unable to make the findings for a Special Development Permit, the permit was denied. In response to the Planning Commission decision, the applicant redesigned the project by removing the second story accessory living unit and reducing the garage size to one story and 558 square feet.

Environmental Review

A Class 3 Categorical Exemption (15303) relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions include new construction or conversion of small structures.

Special Development Permit

Detailed Description of Use: The lot consists of a first and second story addition in the rear and side area of and façade improvements to an existing one story house. The addition contains new bedrooms, bathrooms, increasing the size of the family room, and includes a detached garage.

Site Layout: The site currently consists of a one-story home with two sheds located in the rear yard.

The applicant is proposing to remodel the façade, remove the existing family room to allow vehicle access to the new detached garage in the rear, expand the first floor on the side and in the rear, and add a second story to the house. Relocating the family room will make the building comply with side setback requirements. Because of the family room's location on the left side of the building, the house has a left side setback of 2 feet. Removing the family room will result in a side setback of 13 feet. The new second story is designed to be set back from the front of the house, minimizing the appearance of bulkiness. The applicant is also proposing to add a 558 square foot two-car garage in the rear yard. The applicant stated that the garage was designed larger than a standard 400 square foot two-car garage so it can accommodate a work and storage area. The two sheds in the backyard that currently serve as work and storage areas are proposed to be removed as part of this project.

The proposed additions to the home meet the required front, side and rear setbacks. However, the proposed one-story garage does not meet the minimum side or rear yard setbacks. The applicant indicated the reduced side yard setback of 4 feet is to enable vehicles more direct access to the garage. The proposed rear setback is only 7 feet, where 20 feet would be required for accessory utility structures over 450 square feet.

Architecture:

The project is proposing to create a substantially larger residence. Because there are several other single family and multi family homes which are also 2,000 to 3,000 square feet, the construction of the subject house would not set a new precedence for the area. Although the proposed roof has a more complex form than the original, the roof does not appear overly complex from the street, meeting the intent of the Single Family Home Design Techniques guidelines. Staff believes that the proposed addition is compatible with the general mass and scale of the surrounding neighborhood.

Neighborhood

The applicant has proposed to more than double the current floor area of the existing house. This intensity of the floor area ratio is not typical on this section of Carroll, with the exception of four homes on Carroll Street. However, there are several other existing two story single family residences in the immediate vicinity. In addition, a Site Development Permit for a 2,925 square foot addition was approved on October 26, 2005 for the adjacent property located at 369 Carroll Street, located in the same Zoning District. The approved house on the adjacent lot was approved with a maximum height of 27 feet. The subject application proposes a maximum height of approximately 24 feet. So although the project proposes a higher than average FAR, the maximum height is lower than other recently approved applications, which will help reduce the appearance of the intensity proposed by the project.

The following table shows the comparable size and FAR of other homes along Carroll Street.

Property Address	Lot Size	Gross Floor Area (sq. ft.)	FAR	Number of Stories
433 Carroll St.*	9,750	2,300	24%	2
421 Carroll St.	6,500	1,100	17%	1
402 Carroll St.*	10,464	3,300	32%	2
401 Carroll St.**	4,000	2,424	61%	2
395 Carroll St.	6,136	2,300	37%	2
389 Carroll St.	6,500	1,200	18%	1
388 Carroll St.	7,810	1,100	14%	1
378 Carroll St.	6,310	1,300	21%	1
375 Carroll St. (proposed)	6,500	3,287	50.8%	2

Property Address	Lot Size	Gross Floor Area (sq. ft.)	FAR	Number of Stories
369 Carroll St. ***	6,500	2,923	44.9%	2
368 Carroll St.	6,310	1,050	17%	1
364 Carroll St.	5,957	1,334	22%	1
363 Carroll St.	6,500	1,717	26%	2
354-356 Carroll St.*	5,957	2,412	40%	2
351 Carroll St.	4,693	1,428	30%	1
346 Carroll St.	6,000	1,346	22%	1
345 Carroll St.	13,000	1,350	10%	1

* Multiple dwelling units.

** Approved Aug 2003, in different zoning district.

*** Approved October 2005

Subject Site

The existing residence is a one-story bungalow style home with two bedrooms and a family room. There is currently no covered parking provided on the site. The proposed design would result in a more contemporary Spanish look with a stucco finish on the exterior walls and the tiled roof. The applicant is expanding and enlarging the existing bay window, which becomes a bigger focal point for the house. The applicant is also adding bay windows to the rear to maximize the amount of light entering the residence. The applicant redesigned the roofline to include a hipped roof, which minimizes the bulky appearance of the addition. A semi-enclosed porch was added to define the entry to the home. The front entrance to the home will continue to be oriented towards Carroll Street.

The applicant is continuing to propose to preserve the existing English Walnut tree located in the rear yard of the property. The proposed design would bring the new garage to 9 feet 6 inches of the base of the tree. According to the City Arborist, the tree may be able to handle the proposed construction if several measures are taken to protect the roots, including potentially modifying the foundation design of the garage. Ten feet is the preferred distance from the tree. The City Arborist noted that the tree is in reasonable health but is not considered to be of extremely high value, and indicated that if the design is approved, it may be preferable to replace the tree with a similar species in a location that enables the tree to grow to its full size.

As stated earlier, the applicant is proposing a 558 square foot detached garage. The standard size for a two-car garage is 400 square feet. All accessory

structures of 450 square feet in a standard residentially zoned district require a Use Permit. The SDP will take the place of the Use Permit. The applicant is proposing a 700 square feet garage, which may also serve as a tool or gardening shed.

The following Guidelines were considered in the project's design and architecture with regard to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principles	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The current entry to the home remains the same. This is in line with the prevailing home orientations and entry patterns along Carroll.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood</i>	The proposed additions result in a bulk that is above the norm for the neighborhood and for the zoning district. But because the house meets the minimum setback requirements and the mass of the home is set back from the front, impact will be minimal.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	Although, the previous table indicates that the proposed density for the addition is greater than the neighboring homes, the applicant has provided design features to minimize the visual impact in the front of the home.
<i>2.2.4 Minimize the visual impacts of parking</i>	The parking is located in the rear of the site and will not be visible from the street. A gate between the driveway and the garage will further minimize visibility of the parking area.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping</i>	The proposed design results in a minimal impact on the front yard landscaping.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The applicant has proposed quality materials for construction.
<i>2.2.7 Preserve mature landscaping</i>	No trees are planned to be removed as part of this project. The location of the garage was, in part, due to an effort to maintain a mature tree in the rear yard. However, the proposed second story accessory structure will impact the existing English Walnut, requiring

	pruning for 25% crown reduction.
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Parking/Circulation: The site provides for two covered and two uncovered parking spaces, with the second uncovered space extending to an approximate 45° angle. Unlike the standard requirements for a single-family home with an accessory living unit, only one covered and one uncovered space is required for the DSP Block 8b. The proposed design is in excess of the requirements.

The proposed design provides the code required 24 foot back out distance. However, because of the odd configuration due to the proximity of the main house to the garage, there is not sufficient area to enable vehicles to back out of the garage and turn around. In order to access the street, cars would be required to back out for over 100 feet. However, this is a typical configuration in the downtown and other older neighborhoods.

Compliance with Development Standards/Guidelines: The project as proposed substantially conforms to the development standards/guidelines, with the exception of the rear setback of the detached garage. It should be noted that the 4 foot side setback is an improvement to the current 2 foot setback that the existing family room maintains. The project proposes a 7 foot setback for the detached garage from the rear property line, whereas the minimum rear setback is 20 feet. Staff has determined that the impact of this rear setback deviation is minimal because the detached garage is a one-story structure only. The previous project proposed a two story garage with less than a 5 foot rear setback. This reduced setback is typical for a detached garage in traditional single-family neighborhood. The applicant has also stated that these reduced setbacks are needed to provide adequate space for a car to access a rear garage, to maximize space for a back yard, and to meet minimum back out space code requirements, while maintaining distance from the property lines.

The backing distance is an issue for the site as the proposed design would result in a vehicle parked in the garage to back up over 100 feet to exit the property. The location of the additional uncovered parking space would prevent the vehicle from being able to turn around. However, the backing situation is typical for single-family residences and detached garages. The project now provides a minimum 10 foot driveway and 24 feet for backing up from the garage. As a result, the backing distance concern is minimal.

The proposed design results in a high FAR, which would give the site a bulky appearance when compared with some of the neighboring properties. The applicant addresses this by adding a hipped roof and setting back the second floor. The applicant has also reduced the maximum height of the house from 27 feet to just below 24 feet. This improves the appearance from the front of the property. Additionally, the main house meets all setback requirements. As

such, the house, although proposing a high FAR, will not appear substantially different in intensity from the rest of the street.

Expected Impact on the Surroundings: The proposed design will have a minimal aesthetic impact the neighboring properties due to the increase in density because it will continue to meet setback and height requirements.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

No letters were received from members of the public regarding the proposed development.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 17 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for this Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Alternative 1.

Prepared by:

Elena Lee
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant

Recommended Findings - Special Development Permit

Land Use and Transportation Element

Action Statement C2.3.2. *Promote and preserve single-family detached housing where appropriate and in existing single-family neighborhoods.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale because the project allows the property owner to expand the use of their property, maintain a single-family home, while not creating a negative impact on the surrounding properties.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the reduced rear yard setback will impact future development of the property located along the rear property line.

The proposed site plan meets the intent of the development standards of the R-0 Residential Zoning District. The proposed deviations for the garage are not out of character of typical detached garages in the rear of residential properties.

Recommended Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- D. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received and approved prior to expiration date.
- E. To address storm water runoff pollution prevention issues, downspouts shall be routed to landscaped areas.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Fire Division of Public Safety Department for installation of a fully automatic fire sprinkler system and approved smoke detectors prior to issuance of a Building Permit.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- B. Roof material shall equal or improve the existing roof, or as approved by the Director of Community Development.
- C. The maximum height of the building shall be 23 feet 9 1/2 inches, as measured from the top of the nearest curb.

4. LANDSCAPING AND TREE PRESERVATION

- A. Obtain a formal recommendation from a certified arborist on what steps can be taken to preserve the existing English Walnut tree located in the rear yard, and provide a foundation design in accordance with the Arborist's recommendations.
- B. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- C. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- D. The tree protection plan shall remain in place for the duration of construction.
- E. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum, provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- F. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged. If necessary, design foundation for accessory structure to minimize root damage.
- G. If existing English Walnut is damaged during construction, replace with a 36-inch box size of a similar species.
- H. One street tree, a 15-gallon purple leaf plum tree (krauter Vesuvius), shall be planted along the frontage within the public right-of-way to meet City street tree requirements to the satisfaction of the City Arborist.

5. FEES

- A. Pay School Impact fee prior to issuance of a Building Permit.

6. UNDERGROUND UTILITIES

- A. All proposed utilities shall be undergrounded.